

# c o y o t e v a l l e y VISION

C O M M U N I T Y O U T R E A C H B U L L E T I N

## COYOTE VALLEY PLANNING EFFORT IS UNDERWAY

In August 2002, the Mayor and City Council initiated the preparation of a specific plan for Coyote Valley.

The plan for Coyote Valley is to have a unique, vibrant, balanced community of at least 50,000 jobs and 25,000 housing units.

The Coyote Valley Specific Plan (CVSP) area consists of 7,000 acres of mostly undeveloped land in the southern reaches of the City of San Jose. The CVSP area is generally bounded by Tulare Hill to the north, Highway 101/foothills to the east, the City of Morgan Hill to the south, and the hills to the west. It is divided into three sub-areas: North, Mid (or Central) and South (see Brief History of Land Planning in Coyote Valley for more information).

The City is excited about the opportunity to establish Coyote Valley as a model for “smart growth” planning in the state and throughout the country. The City’s overall vision for Coyote, as stated in the General Plan, is a unique, vibrant, balanced community (or “new town”) of at least 50,000 jobs and 25,000 housing units, where people will live, work, learn and play. The land uses should be sensitive to the environment and well connected through a rich network of open spaces, trails, bicycle paths, roads, and transit.

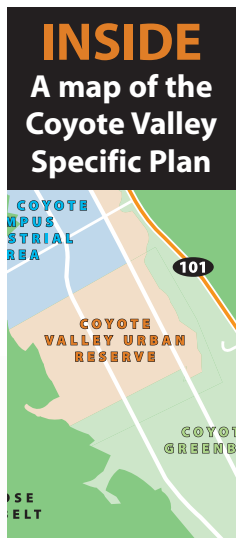
The urban design approach for Coyote Valley focuses on the guiding principles of a sustainable, transit-oriented, walkable community, containing a mix of uses that is efficient in its use of land. The urban community should be highly livable, pedestrian and

[continued inside](#)

## Land Use Planning in Coyote Valley

### A BRIEF HISTORY

San Jose made smart growth decisions for Coyote Valley more than two decades ago requiring balanced development that would benefit San José and the region. In 1984, the City’s Horizon 2000 General Plan designated North Coyote Valley for industrial office development to ensure a stable economic base and new jobs. Central Coyote Valley was designated an “Urban Reserve,” primarily for future residential and mixed use development, to ensure an adequate supply of housing to serve the jobs. Finally, South Coyote Valley was designated as a “greenbelt” separating San Jose from Morgan Hill to create a non-urban buffer between the cities. The General Plan recognized Coyote Valley’s relative isolation from the rest of San Jose, and directed future development to be in the form of a “balanced, independent community with jobs, housing, retail and community facilities, schools, parks, other community services, infrastructure and public transit—in effect a “new town.” The long-standing General Plan vision for Coyote Valley, affirmed in the Council’s Vision and Expected Outcomes for the specific plan in August 2002, includes creating 50,000 jobs and at least 25,000 homes (20% affordable) in Coyote Valley, and providing a mechanism for permanently protecting the “greenbelt” character of the southern portion of Coyote Valley.



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## COYOTE VALLEY PLANNING EFFORT IS UNDERWAY

*continued from front cover*

transit friendly with a variety of housing types (including 20% affordable housing and opportunities for homeownership), schools, parks, commercial centers, job centers, and other community services. Specifically, the goal is to prevent the continuation of “urban sprawl” that has typified residential and office/industrial design in much of the Bay Area. Development will be confined to North and Mid-Coyote so that the rural and open space character of the southern Coyote Greenbelt and the surrounding hillsides can be permanently protected.



## Who is the Coyote Valley Task Force?

The twenty member Task Force, under the leadership of co-chairs Mayor Ron Gonzales and Council member Forrest Williams, was appointed by the San Jose City Council on August 20, 2002 with the initiation of Coyote Valley Specific Plan process.

The Task Force is charged with guiding the preparation of a comprehensive and practical plan for the future of Coyote Valley. The Task Force held its first meeting on September 10, 2002. The Task Force is a volunteer, diverse, and broad-based group including experienced planners, labor representatives, seniors, schools, parks and open space advocates, developers, long-time property owners and others.

As an advisory body to the Council, the Task Force's primary role is to make specific land use, environmental protection, public facilities, infrastructure, financing and other recommendations for the Specific Plan. A complete roster can be found on the Coyote Valley Specific Plan website at [www.sanjoseca.gov/coyotevalley/](http://www.sanjoseca.gov/coyotevalley/). The Task Force meets monthly and the meetings are open to the public. A list of meeting dates and times can also be found on the website.

## Coyote Valley Specific Plan Consultant Team

The City of San Jose has selected a team of highly qualified consultants led by the prestigious land planning/urban design team of The Dahlin Group/Ken Kay Associates to design a unique plan for Coyote Valley. This impressive team of award winning national and international urban designers brings broad experience and ideas to the challenges facing us in Coyote Valley, and includes (near right column):



# Field Trip

The Coyote Valley Specific Plan Task Force and more than 150 community members loaded into three buses on Saturday, March 13 to spend the morning touring the plan area. Led by the urban design team of Dahlin Group/KenKay Associates, the group toured the major features of the Coyote Valley and discussed several key areas of interest. After the tour, the community members shared their impressions of what they had seen.



These observations laid the groundwork for the afternoon's group visioning session.

The group visioning and community input session covered a wide range of topics including urban ecology (how people and the built and natural environments work together); road and transit systems and infrastructure; public spaces and gathering places; and neighborhoods and work places. In addition, the community and Task Force members were asked to give the design

One stop on the field trip was the construction site for the intersection of Highway 101 and Bailey Avenue, which could become Coyote Valley's main street.

team feedback on a variety of images ranging from housing densities, office buildings, and types of retail centers to park and open space features. The design team kept a record of individual likes and dislikes which are guiding them during development of preliminary design concepts for the plan.

A summary of this public input as well as the full presentation materials is available on the Coyote Valley Specific Plan website at:

[www.sanjoseca.gov/coyotevalley/](http://www.sanjoseca.gov/coyotevalley/).



**Specific Plan?** The Coyote Valley Specific Plan is a prerequisite to any development in the Coyote Valley Urban Reserve, and as such is a critical component of San Jose's future. Consistent with state law, the Coyote Valley Specific Plan process includes the ability to plan land uses in detail in terms of location and intensity, determine transportation, infrastructure and community services, formulate financing and implementation programs, and phase the implementation of any of the plan elements as necessary. The process also includes the participation of affected jurisdictions, property owners, developers, and other community and regional stakeholders. As with any major planning effort, an Environmental Impact Report is also required.

**Dahlin Group** is a nationally recognized urban designer/architect with significant experience designing residential projects in mixed urban and non-urban environments.

**Ken Kay**, an urban designer/landscape architect, is an original member of the Congress of the New Urbanism, a movement focused on building sustainable communities. Ken has designed facilities for major employers in Silicon Valley and is well recognized for creating environmentally sensitive plans.

**Crawford, Multari & Clark Associates** is a renowned expert in form based zoning for mixed-use communities.

**James K. M. Cheng Architects** is well known for mid- and high-rise residential development in Vancouver, British Columbia and brings an international perspective to Coyote Valley.

**Development Design Group**, based in Baltimore, Maryland, specializes in unique retail and mixed-use centers.

In addition, the following technical consultants have been retained to provide technical assistance to the land planning/urban design team:

**Economic and Planning Systems**—Economic, fiscal, market and financial feasibility analyses.

**David J. Powers and Associates**—Preparation of Environmental Impact Report.

**HMH Engineers**—Infrastructure and Civil Engineering.

**Schaaf & Wheeler**—Hydrology.

**Wetlands Research Associates**—Biological Resources.

**Hexagon**—Transportation.

**Lowney Associates**—Hazardous Materials.

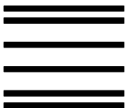
**Basin Research Associates**—Archaeology and Historic Resources.

**Engco**—Geology and Soils.

**Apex Strategies**—Facilitation at Community Workshops and Outreach.

# Why Plan for Coyote Now?

The Coyote Valley Specific Plan will undoubtedly be one of the most ambitious and exciting planning opportunities ever undertaken in California. The City Council would like to see the Coyote plan become a model of sound planning and responsible growth for cities throughout the state and the country. The Coyote Valley Specific Plan is a critical component of San José's future, and it is important that we do it right. This includes involving all the affected stakeholders and adhering to essential principles of smart growth, balanced development, and greenbelt protection. This is the right time to begin the Coyote Valley planning effort, so that when the need for growth occurs, San Jose will be ready with a plan in place to guide the creation of a unique new community based on exemplary urban design and environmental sustainability.

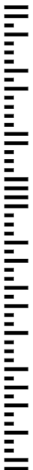
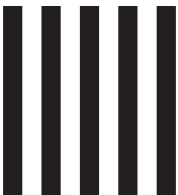


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## QUESTION OF THE MONTH

What are your ideas for the future  
Coyote Valley community?

## CONTACT US

For questions, comments or to give input please  
contact:

**Sal Yakubu**, Principal Planner, City of San Jose  
phone (408) 277-4576  
e-mail [salifu.yakubu@sanjoseca.gov](mailto:salifu.yakubu@sanjoseca.gov)

Or our Outreach Consultant, **Eileen Goodwin**,  
at (408) 309-1426.

Detach here and mail or fax

What are your ideas  
for the future Coyote  
Valley community?

Please jot down your thoughts along with  
your name, address, etc., then return this  
postcard or fax to (408) 277-3250.

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Name

Address

City  Zip

Phone

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# How is the Community included in the Planning Process?

The City is committed to involving the community fully in the planning process for Coyote Valley by establishing a thorough and open process that provides numerous opportunities and venues for community input. In particular, the City has established a series of Community Workshops at key points in the planning process to which everyone is encouraged to attend. In addition, the public is also invited to attend and participate in all Task Force meetings. Once the Task Force makes its recommendation on a draft Specific Plan, public hearings will be held by various City Commissions including the Planning Commission prior to Council consideration in December 2005. A calendar of all meetings can be found at [www.sanjoseca.gov/coyotevalley/](http://www.sanjoseca.gov/coyotevalley/).



## Topics for Future Community Meetings

**May 15, 2004** Community Workshop, Southside Community Center; Community input on urban design concepts and choices for creating the basic urban form in Coyote Valley

**June 12, 2004** Community Workshop; Community input on three alternative design concepts.

**August 14, 2004** Community Workshop; Discussion of technical analyses of three alternative design concepts, and community identification of a preferred alternative design.

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